



WELWYN HATFIELD COUNCIL

Council Offices, Welwyn Garden City, Herts, AL8 6AE
Telephone: Welwyn Garden (01707)357000

TOWN AND COUNTRY PLANNING ACT 1990 PLANNING DECISION NOTICE – PERMISSION

S6/2007/1880/FP

ERECTION OF A TWO STOREY SIDE EXTENSION

at: FOLLY FOOT FARM WOODFIELD LANE HATFIELD

Agent Name And Address

SIMON FOSTER
BLUE PRINT DESIGN
192 STATION ROAD
HARPENDEN
AL5 4UL

Applicant Name And Address

MR J INGRAM
C/O THE AGENT

In pursuance of their powers under the above mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **PERMIT** the development proposed by you in your application received with sufficient particulars on 12/03/2008 and shown on the plan(s) accompanying such application, subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In order to comply with Section 91 of the Town and Country Planning Act (As amended)

2. The development/works shall not be started and completed other than in accordance with the approved plans and details 1A & 2A & 3A & 4A & 5A received and dated 21/12/08 and 7B received and dated 12/03/08 unless otherwise agreed in writing by the Local Planning Authority:

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the Local Planning Authority.

3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building. Subsequently, the external surfaces shall not be changed without the prior written consent of the Local Planning Authority.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

Continuation ...

REASONS FOR APPROVAL

The proposal has been considered against National Planning Policy PPS1, PPG2 & development plan policies (i.e. Welwyn Hatfield District Plan 2005 GBSP1, SD1, R3, RA3, RA10, D1, D2, M14.), in addition to the Human Rights Act 1998, which indicate that the proposal should be approved. Material planning considerations do not justify a decision contrary to the Development Plan (see Officer's report which can be inspected at these offices).

INFORMATIVE(S):

Please note that condition 6 to application S6/1999/0017/OP remains extant.

"6. The occupation of the dwelling hereby approved shall be limited to a person solely or mainly working in the operation of Follyfoot Farm, or a widow or widower of such a person and to any resident dependents, or to a person solely or mainly working, or last working, in the locality in agriculture or forestry or a widow or widower of such a person and to any dependants."

Date: 11/04/2008



Chris Conway
Chief Planning and Environmental Health Officer